Sample Housing Authority
Case Study

Sample Housing Authority (SHA) has five projects, four of which are listed on the Resident Characteristics report in this case study. One of the projects houses primarily elderly residents. SHA administers both Public Housing and Section 8 programs.

Review the reports and be aware of:

- **Information that doesn't "make sense" that might suggest a reporting problem,**

- **Discrepancies that might suggest a compliance problem,**

- **Outliers (out-of-the-norm data) that might suggest a problem with a specific project, and**

- **Trends that may suggest performance problems or raise quality issues.**

- **Look for positive indicators as well as problems. MTCS reports can provide information that permits monitors to compliment as well as question performance.**

Questions to guide you in your analysis:

1.   Why are there reporting percentages over 100%?

Comment: PHA staff may have failed to submit End of Participation records. PHA staff may also be experiencing problems with fatal errors that could prevent the timely submission of data.

2.   Are there vacancy problems at Project 4? Total units = 140; Occupied units = 110

Comment: Occupancy figures are reported separately by the HA and entered to MTCS.

3.   Average incomes in the elderly project are higher than those in the family projects. Is this typical?

Comment: In some Field Offices this may be typical, in others not.   Does this represent any compliance problem -- definitely not -- but it can help provide a picture of HA residents. If the demographics of HA residents are dramatically different than area census data on low income households or if there are significant differences by program, a more detailed look would be appropriate.

4.   Race and ethnicity of the elderly project is significantly different than the other projects.

Comment: This is a common phenomenon in many HAs. <u>Why</u> is the question. There could be many answers (e.g., households may include children and are therefore in the family projects; elderly projects may be located in areas that require elderly minorities to leave community connections; the HA may be discriminating.) It is important for the FO to understand the reasons for the differences and be assured that the HA is taking appropriate steps to ensure that elderly minority households know about the availability of assisted housing.

5.   Most elderly people are on SS/pension (predictable), many family households receive TANF or other public assistance.

Comment: Seems consistent with the income information above.

6.   Project 3 - sources of income are missing, why?

Comment: This suggests a possible reporting problem. Also, it is possible that some tenants have no source of income.

7.   Project 2 shows a high percentage of tenants leaving the HA after 2 years, is this unusual?

Comment: Although the majority of the residents at SHA remain for more than 2 years, a comparison with the other projects shows that Project 2 has a higher turnover rate. Possible reasons for this include need for renovations or modernization or lack of appropriate size units for the tenants in that particular project.

8.   Average household sizes look small for bedroom distribution.

Comment: This may indicate under-housed or over-crowding issues.

MTCS - Resident Characteristics Report (p. 1)

Program: Public Housing

Units Information		SHA	Prj 1	Prj 2	Prj 3	Prj 4
Total Available Units		400	31	120	74	140
Total Occupied Units		383	31	116	94	110
Number Reported		402	32	116	117	110
Percent Reported		105	103	100	125	100
Income Information						
Extremely Low Income, Below 30% of Median		0	0	10	0	0
Very Low Income, 50% of Median		89	87	85	78	90
Low Income, 80% of Median		4	12	1	7	2
Above Low Income		0	0	0	0	0
Income Limit Unavailable		2	0	3	13	2
Income, Average Annual		5899	7086	4895	7571	4780
	$ 0	0	0	0	0	0
	$ 1- 5000	40	19	53	19	59
Distribution	$ 5001 - 10000	48	56	40	59	29
by Income	$ 10001 - 15000	9	13	4	16	10
(%)	$ 15001 - 20000	1	12	3	3	2
	$ 20001 - 25000	0	0	0	3	0
	Above $ 25000	0	0	0	0	0
	With any wages	27	66	34	20	22
Distribution	With any TANF/General Assistance	34	53	58	41	70
by Source of	With Any SSI/SS/Pension	37	22	20	64	22
Income (%)	With any other income	12	3	20	2	15
	With source of income missing	5	0	0	20	0
	TTP/Household Type					
	$ 0	0	0	0	0	0
	$ 1 - 25	0	0	0	0	0
Distribution	$ 26 - 50	35	6	47	18	53
by Total	$ 51 - 100	7	16	9	4	8
Tenant	$ 101 - 200	39	41	33	45	25
Payment (%)	$ 201 - 350	14	28	9	19	11
	$ 351 - 500	13	9	7	4	2
	$ 501 and above	1	0	0	1	0
	TTP Missing	1	0	0	9	0
	TTP, Average Monthly ($)	125	187	99	164	94
	Age 62 and over	23	13	8	55	7
Distribution	Under 62 with disabilities	22	13	9	44	10
by Family	Other families with dependents	40	19	63	1	66
Type (%)	Other families without dependents	16	56	21	0	17
	All families with dependents	42	22	165	1	70

MTCS - Resident Characteristics Report (p. 2)

Program: Public Housing

		SHA	Prj 1	Prj 2	Prj 3	Prj 4
	Age 62 and over	170	187	164	175	172
Average TTP	Under 62 with disabilities	149	135	138	196	126
by Family	Other families with dependents	100	234	87	134	79
Type ($)	Other families without dependents	106	183	94	127	101
	All families with dependents	134	208	91	176	84
Race/Ethnicity/Family Subsidy Status						
	White	22	5	9	55	1
	Black	78	95	91	45	99
	American Indian or Alaska Native	0	0	0	0	0
	Asian or Pacific Islander	0	0	0	0	0
	Hispanic	2	2	0	5	1
	Non-Hispanic	98	98	100	95	99
	Full Assistance	99	100	100	96	100
	Prorated Assistance	1	0	0	4	0
	Not subject to the Noncitizen rule	0	0	0	0	0
Member's Age						
Total Number of Family Members		807	71	288	77	350
	Households where head is under 18	29	7	18	0	4
Distribution by	0 - 5	21	23	34	6	16
Individual	6 - 17	23	20	24	14	35
Family	18 - 50	24	36	29	17	24
Member's	51 - 61	16	17	10	20	16
Age (%)	62 - 82	9	4	2	30	4
	83+	4	0	1	11	5
Length of Stay						
	Moved in, Past year	17	27	9	10	28
	1+ -2	11	5	30	5	10
Distribution	2+ -5	19	29	35	12	24
by Length of	5+ -10	21	14	26	40	15
Stay (%)	10+ -20	17	17	0	18	17
	Over 20 years ago	1	7	0	15	6
	Not reported	0	0	0	15	0

MTCS - Resident Characteristics Report (p. 3)

Program: Public Housing

		SHA	Prj 1	Prj 2	Prj 3	Prj 4
	1 person	48	25	13	96	24
	2 persons	25	29	44	4	32
	3 persons	19	23	34	0	22
	4 persons	8	14	9	0	14
Distribution	5 persons	1	11	0	0	6
by Household	6 persons	0	9	0	0	0
Size (%)	7 persons	0	2	0	0	1
	8 persons	0	0	0	0	0
	9 persons	0	0	0	0	0
	10+ persons	0	0	0	0	0
Average Household Size		2.0	2.3	2.4	1.04	2.5
	0 Bedrooms	4	0	0	14	0
Distribution	1 Bedroom	28	4	0	78	17
by Number	2 Bedrooms	32	32	50	8	50
of Bedrooms	3 Bedrooms	24	32	50	0	36
(%)	4 Bedrooms	12	32	0	0	7
	5+ Bedrooms	0	0	0	0	0